043.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,600 / 766,600
					USE VALUE:	766,600 / 766,600
					ASSESSED:	766,600 / 766,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMO ELIZABETH A/TRUSTEE
Owner 2:	ROMO FAMILY TRUST
Owner 3:	
Street 1:	44 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROMO DANIEL H--ETAL -
Owner 2:	ROMO ELIZABETH A -
Street 1:	44 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1951, having primarily Stucco Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	250,100	500	516,000	766,600
Total Card	0.172	250,100	500	516,000	766,600
Total Parcel	0.172	250,100	500	516,000	766,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.96 | /Parcel: 387.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 30736
GIS Ref:
GIS Ref:
Insp Date: 12/07/18

!3707!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,100	500	7,500.	516,000	766,600		Year end	12/23/2021
2021	101	FV	250,100	500	7,500.	516,000	766,600		Year End Roll	12/10/2020
2020	101	FV	250,100	500	7,500.	516,000	766,600	766,600	Year End Roll	12/18/2019
2019	101	FV	214,600	0	7,500.	548,300	762,900	762,900	Year End Roll	1/3/2019
2018	101	FV	214,600	0	7,500.	399,900	614,500	614,500	Year End Roll	12/20/2017
2017	101	FV	214,600	0	7,500.	348,300	562,900	562,900	Year End Roll	1/3/2017
2016	101	FV	214,600	0	7,500.	296,700	511,300	511,300	Year End	1/4/2016
2015	101	FV	194,700	0	7,500.	290,300	485,000	485,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:29:34

LAST REV

Date	Time
10/09/19	14:03:54
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3707

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMO DANIEL H--	49947-305		8/15/2007	Family	1	No	No		
UTTARO SALVATOR	22495-122		10/14/1992		177,000	No	No		Y

USER DEFINED

Prior Id # 1:	30736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	618	Solar Pa	18,750	C				
9/26/2007	858	Siding	37,169			G9	GR FY09	remove siding repl
1/23/1997	37	Manual	2,500					PELLET STOVE
4/3/1995	144		2,600					SHED 10X12
7/22/1992	328	Manual	500					WOOD BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
11/26/2018	MEAS&NOTICE	CC	Chris C
6/17/2013	Info Fm Prmt	EMK	Ellen K
1/12/2009	Meas/Inspect	189	PATRIOT
4/3/2000	Inspected	264	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	1									516,000						516,000	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	516,000	Spl Credit		Total:	516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.96325463
Adj $ / SQ:	123.537
Other Features:	102847
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339841
Depreciation:	89718
Depreciated Total:	250123

COMMENTS

TOILET IN LLV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

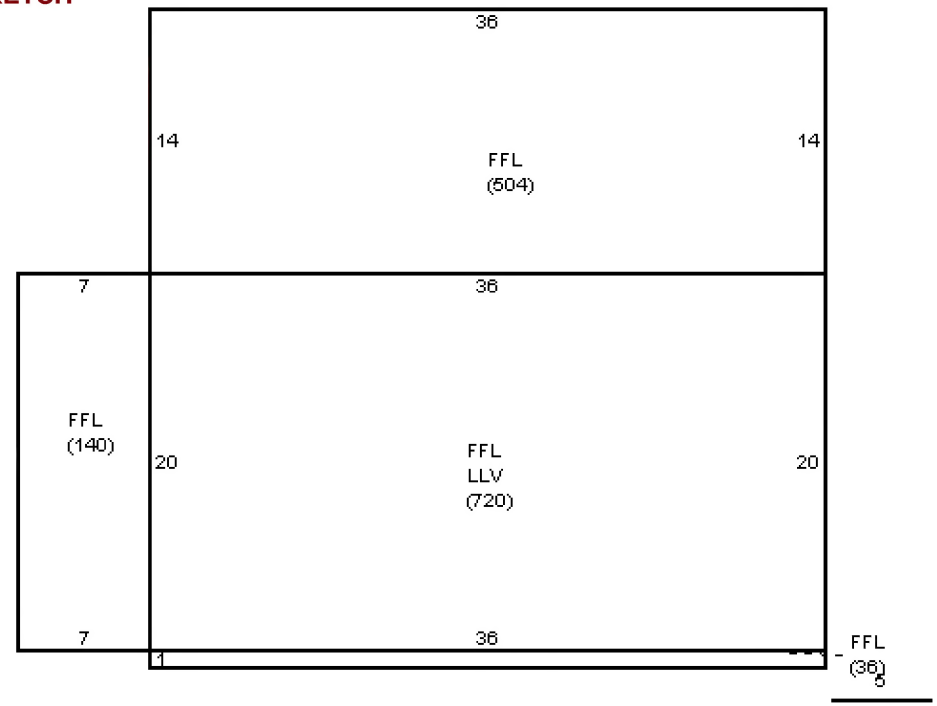
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	123.54
Special Features:	0	Val/Su Net:	117.97
Final Total:	250100	Val/Su SzAd	178.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,400	123.540	172,952
LLV	Lower Level	720	88.950	64,042

Net Sketched Area:	2,120	Total:	236,994
Size Ad	1400	Gross Area	2120	FinArea	1976
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	G	GD	1996	0.00	T	13.8	101						
19	Patio	D	Y	1	10X24	A	AV	1951	3.81	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc